

MIDWEST LAND GROUP PRESENTS

51.7 ACRES

SULLIVAN COUNTY, TN

2188 HIGHWAY 75, BLOUNTVILLE, TENNESSEE 37617



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PRIVATE 51.7 +/- ACRE LUXURY ESTATE WITH PANORAMIC VIEWS & DEVELOPMENT UPSIDE

Welcome to an extraordinary East Tennessee estate located at 2188 Highway 75 in Blountville, Tennessee, where refined craftsmanship, privacy, and breathtaking mountain views come together across 51.7 acres of rolling pasture and wooded landscape. This one-of-a-kind property offers a rare opportunity to own a fully equipped private estate with the versatility to serve as a luxury residence, working farm, family compound, or investment-grade development tract.

The custom-built home spans 3,666 total square feet, with 2,061 square feet of thoughtfully designed heated and cooled living space. Inside, you'll find 3 bedrooms, 2.5 bathrooms, and a seamless blend of comfort and quality - from 9-foot ceilings with tray accents to SmartCore flooring throughout. The kitchen is outfitted with stainless steel appliances and flows effortlessly into the main living areas, creating an inviting space for both everyday living and entertaining. A full wired security system, Trane HVAC, and the highest R-value insulation available ensure efficiency and peace of mind year-round.

Step outside onto the impressive 270-foot wraparound porch - complete with eight ceiling fans - and take in the unmatched panoramic views of the East Tennessee and North Carolina mountains. Every detail of the exterior was built with longevity in mind, including kiln-dried decking

boards, aluminum railing, and a fully encapsulated crawl space with commercial-grade dehumidification. The home also features dual 200-amp underground electrical services, a 1,000-gallon septic system with 370 feet of fill lines, and is pre-plumbed for future expansion upstairs, offering flexibility for additional living quarters or guest accommodations.

Adding to the property's appeal is a fully finished 12'x28' cabin featuring tongue-and-groove interior, hardwood flooring, and a complete solar electrical system - ideal for guests, rental income, or a private retreat. The outdoor living experience is anchored by a Royal Pools Lagoon-style pool (30'x28'x16') with an 8-foot deep end, saltwater system, LED lighting, and a built-in sun ledge, creating a resort-like setting just steps from your home.

The land itself is equally impressive, offering 41.16 acres of productive pasture currently used for high-yield hay production, along with 10.54 wooded acres that provide privacy and habitat for abundant wildlife including deer, turkey, and bear. A small pond supports both livestock and wildlife, while the 1,700+ foot gravel driveway ensures a private and scenic approach to the property. Whether you envision a horse farm, cattle operation, or private hunting retreat, this land is ready to perform.

For those with a forward-looking investment mindset,

the property also presents an exceptional development opportunity. With its layout, views, and location, it is well-suited for subdividing into premium 5–10 acre estate tracts - making it as financially attractive as it is beautiful.

Conveniently located just minutes from Interstate 81 and Interstate 26, and a short drive to the Tri-Cities Regional Airport, this property offers both seclusion and

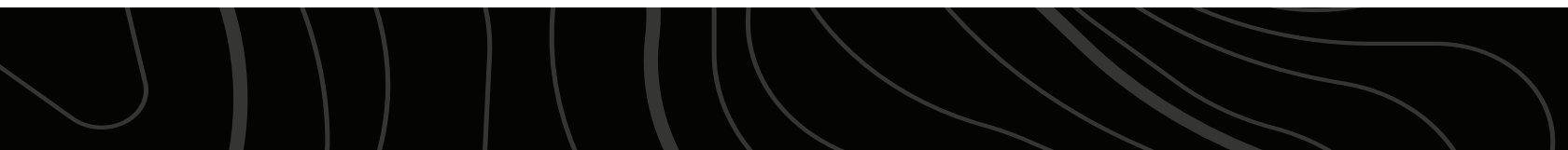
accessibility. You're only 20 minutes from Johnson City and 24 minutes from Bristol, giving you easy access to shopping, dining, and top-tier medical services.

East Tennessee continues to attract buyers for its low property taxes, lack of state income tax, and unmatched natural beauty - making this property not only a place to live, but a strategic long-term investment.

PROPERTY FEATURES

PRICE: **\$3,700,000** | COUNTY: **SULLIVAN** | STATE: **TENNESSEE** | ACRES: **51.7**

- 51.7 total acres (41.16 pasture/10.54 wooded)
- 3,666 sq. ft. home (2,061 sq. ft. heated/cooled)
- 3 bedrooms, 2.5 bathrooms
- 270' wraparound porch with 8 ceiling fans
- Stainless appliances + SmartCore flooring
- 9' ceilings with tray accents
- Trane HVAC & high R-value insulation
- Encapsulated crawl space with commercial dehumidifier
- 2x 200 amp underground service
- Pre-plumbed upstairs for expansion
- 12'x28' finished solar-powered cabin
- Royal Pools Lagoon saltwater pool with sun ledge
- Small livestock/wildlife pond
- 1,700+ ft. gravel driveway
- Abundant deer, turkey, and bear
- High-producing hay fields
- Possible fully wired 60' shipping container
- Minutes to I-81, I-26, and regional airport



3,666 SQ. FT. HOME

The custom-built home spans 3,666 total square feet, with 2,061 square feet of thoughtfully designed heated and cooled living space. Inside, you'll find 3 bedrooms, 2.5 bathrooms, and a seamless blend of comfort and quality - from 9-foot ceilings with tray accents to SmartCore flooring throughout.



3 BEDROOMS, 2.5 BATHROOMS



ADDITIONAL INTERIOR PHOTOS



270' WRAPAROUND PORCH



ROYAL POOLS LAGOON SALTWATER POOL



12'X28' FINISHED SOLAR-POWERED CABIN



51.7 TOTAL ACRES

The land itself is equally impressive, offering 41.16 acres of productive pasture currently used for high-yield hay production, along with 10.54 wooded acres that provide privacy and habitat for abundant wildlife.



HIGH-PRODUCING HAY FIELDS



ABUNDANT DEER, TURKEY, AND BEAR



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 36° 29' 41.17, -82° 24' 46.46



Maps Provided By:



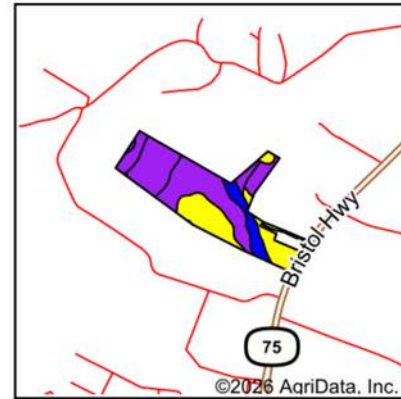
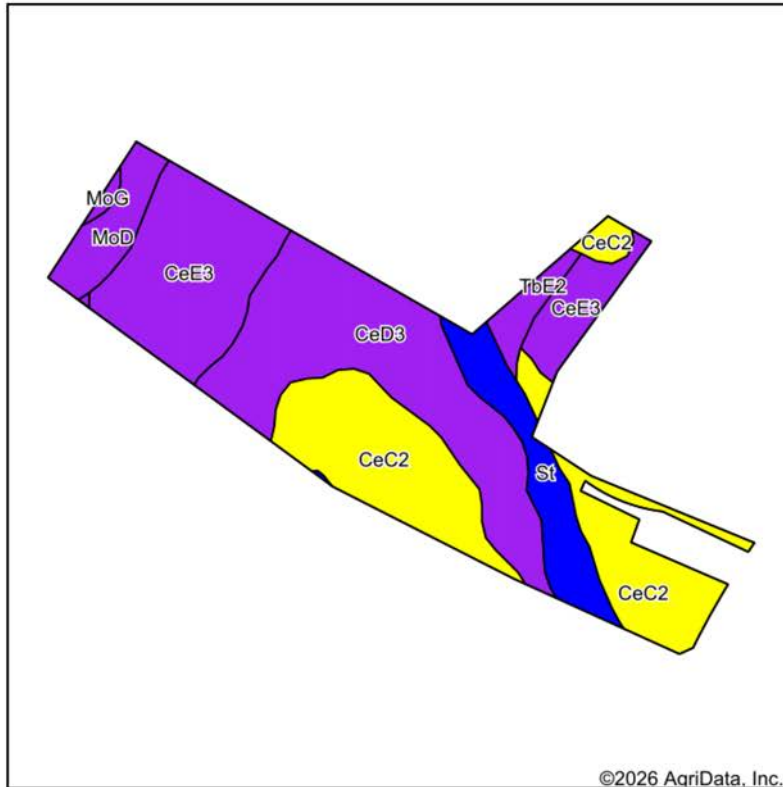
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Sullivan County
Tennessee



4/21/2026

SOILS MAP



State: **Tennessee**
 County: **Sullivan**
 Location: **36° 29' 41.17, -82° 24' 46.46**
 Township: **Blountville**
 Acres: **52.86**
 Date: **4/21/2026**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

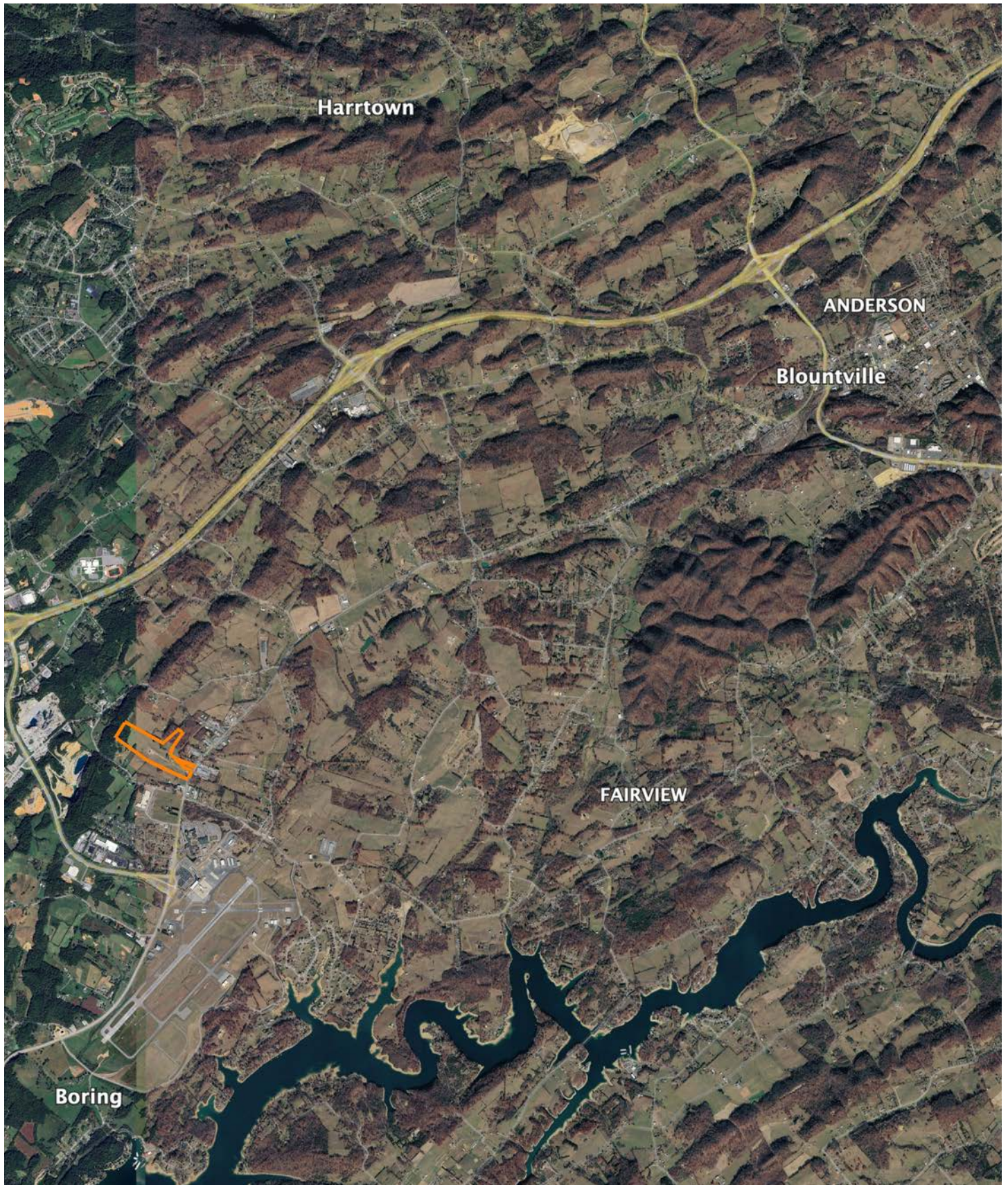
Area Symbol: TN163, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
CeC2	Collegedale-Etowah complex, 5 to 12 percent slopes, eroded	15.64	29.5%		> 6.5ft.	IVe	58	58	44
CeD3	Collegedale-Etowah complex, 12 to 20 percent slopes, severely eroded	15.59	29.5%		> 6.5ft.	VIe	50	50	34
CeE3	Collegedale-Etowah complex, 20 to 35 percent slopes, severely eroded	12.36	23.4%		> 6.5ft.	VIIe	14	14	6
St	Steadman silty clay loam, 0 to 2 percent slopes, occasionally flooded	4.83	9.1%		> 6.5ft.	IIw	87	87	80
MoD	Montevallo channery silt loam, 12 to 20 percent slopes	2.78	5.3%		1.5ft. (Paralithic bedrock)	VIIe	25	21	13
TbE2	Talbot-Rock outcrop-Bradyville complex, 20 to 50 percent slopes, eroded	1.36	2.6%		1.8ft. (Lithic bedrock)	VIIe	10	10	3
MoG	Montevallo channery silt loam, 50 to 80 percent slopes	0.30	0.6%		1.5ft. (Paralithic bedrock)	VIIe	6	5	2
Weighted Average						5.36	*n 44.7	*n 44.5	*n 32.5

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

OVERVIEW MAP



AGENT CONTACT

Buying or selling land is a deeply personal experience, and Jason Mitchem understands this better than most. With a diverse background in farming, ministry, and real estate, he combines a steady hand with a servant's heart to guide clients through decisions that are as emotionally significant as they are financially impactful.

Raised on a working farm in Fort Valley, Georgia, Jason's upbringing involved hands-on work such as baling hay, tending livestock, and repairing farm equipment — all before most children learn to drive. Additionally, his family operated a wholesale farm equipment distributorship, providing him with early exposure to the complexities of both business and labor of rural life. Whether managing land for wildlife or farming for profit, Jason's lifelong experience has afforded him a unique understanding of the land and lifestyle many clients are chasing.

Though he later founded and led a church in Augusta, Georgia, and supported his wife's successful real estate career, Jason maintained a strong connection to the land. After the passing of his wife in early 2023, he felt a renewed sense of purpose to return to real estate, offering his services with a focus on serving others in a new way.

Jason now resides in Johnson City, Tennessee, with his wife Kristina and stepchildren, John and Ari. His son, Devin, has taken on the role of lead pastor at the church, while his daughter, Jaysa, has launched her own thriving real estate career in Georgia. A licensed pilot, avid outdoorsman, grandfather and man of deep conviction, Jason leads with integrity and treats every transaction as if it were his own land at stake.



JASON MITCHEM

LAND AGENT

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